

**ENVIRONMENTAL
ASSOCIATES, INC.**

1380 - 112th Avenue Northeast, Suite 300
Bellevue, Washington 98004
(425) 455-9025 Office
(888) 453-5394 Toll Free
(425) 455-2316 Fax

June 20, 2013

DEPT OF ECOLOGY
TCP - NWRO

JUN 24 2013

RECEIVED

JN-33076-1

Washington State Department of Ecology
Underground Storage Tank Division
3190 - 160th Avenue SE
Bellevue, Washington 98008-5452

RE: REPORT SUBMISSION

UST REMOVAL - SITE ASSESSMENT
King County Tax Parcel 261320-0134
Former Gasoline Station
4404 South 133rd Street
Tukwila, Washington

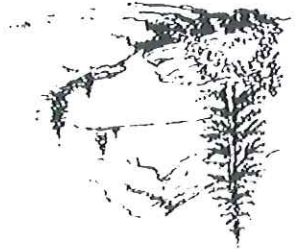
Greetings:

On behalf of our Client (Borrelli Real Estate Investments, LLC, recent purchaser of the property), Environmental Associates, Inc (EAI) is submitting the enclosed report in fulfillment of the reporting requirements outlined in the Model Toxic's Control Act (MTCOA; WAC 173-340), and UST regulations (WAC 173-360), and for inclusion in the Washington State Department of Ecology (WDOE) files.

The findings of the enclosed report document the removal and initial environmental assessment of soil exposed during the tank removal. The results of the site assessment confirm the presence of gasoline-range total petroleum hydrocarbons in soil proximal to both the removed UST and below the associated dispenser pump.

Presently subject property ownership is reviewing their options regarding redevelopment of the property. Further assessment regarding the lateral extent of impacted soil, along with evaluation of groundwater, and remediation feasibility are anticipated to be performed/explored following demolition of the site structures, which presently limited accessibility.

Copies of the 30-Day Notice, Site Assessment Check List, and Closure/Site Assessment Notice forms are included in the report in Appendix-B.



- Environmental Associates, Inc (EAI), June 14, 2013, Underground Storage Tank Removal & Site Assessment," Former Gasoline Station, 4404 South 133rd Street, Tukwila, Washington, prepared for Borrelli Real Estate Investments, LLC.

Report Enclosed:

Robert B. Roe, Msc., LHG.
 Senior Hydrogeologist
 License: 1125 (Washington)

Sincerely submitted,
 ENVIRONMENTAL ASSOCIATES, INC.



Any additional reports will be submitted to the WDOE as further site assessment and remediation feasibility options are explored and such reports are prepared. In the interim, inquiries for additional information can be directed to the offices of Environmental Associates, Inc.

BORRELLI REAL ESTATE INVESTMENTS, LLC

Former Gasoline Station
4404 South 133rd Street
Tukwila, Washington

**UNDERGROUND STORAGE TANK
REMOVAL & SITE ASSESSMENT**

DEPT OF ECOLOGY
TCP - NWRO

JUN 24 2013

RECEIVED

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ENVIRONMENTAL ASSOCIATES, INC.

1380 - 112th Avenue Northeast, Suite 300
Bellevue, Washington 98004
(425) 455-9025 Office
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June 14, 2013

Mr. Joe Borrelli
Borrelli Real Estate Investments, LLC.
13028 Interurban Avenue South, Suite 108
Tukwila, Washington 98168

Subject: **Underground Storage Tank Removal & Site Assessment**

**Former Gasoline Station
4404 South 133rd Street
Tukwila, Washington**

Dear Mr. Borrelli:

Environmental Associates, Inc. (EAI) has observed the decommissioning and removal of an out-of-service gasoline underground storage tank (UST) from the above referenced property, located in Tukwila, Washington. Following removal of the UST, EAI completed an environmental assessment at the base and sidewalls of the resulting excavation, following Washington State Department of Ecology (WDOE) UST site assessment protocols. This letter report summarizes our approach to the project along with results and conclusions.

Scope of Work

To address the Client's interests, the following scope of work was implemented:

- Observe the removal of a gasoline UST by Global Diving and Salvage, Inc. (Project tank decommissioning / removal contractor).
- Perform an initial environmental assessment of soil exposed in the tank removal excavation.
- Prepare a summary letter report documenting the methodology employed along with findings, conclusions, and recommendations.



Upon removal, the tank was measured and inspected. The tank was constructed of single-wall steel and had an approximate diameter and length of 42-inches by 92-inches, which would correspond to a tank with a capacity of 550 gallons. The tank was heavily rusted and had several holes due to corrosion were observed in the bottom of the tank. The tank was loaded onto a flat-bed truck for transportation off-site for disposal as scrap-metal.

On May 31, 2013, EAI visited the subject site to observe the excavation of the "geophysical anomaly", which proved to be an out-of-service UST (Plate 4, Site Photographs, upper left photo). The tank was accessed through an uncovered fill port and was found to contain approximately 300-gallons of gasoline and water. Global (tank decommissioning contractor) arranged to have a vacuum truck pump the UST of remaining product. As a safety practice required in such work, once pumped and rinsed, the tank was loaded with dry-ice to remove the oxygen. Upon receiving the Tukwila Fire Marshal field inspector's permit sign-off, Global proceeded to remove the UST from the ground (Plate 4, Site Photographs, upper right photo).

King County tax assessor records reviewed during a recent Phase-I Environmental Site Assessment of the subject parcel documented a single UST associated with the former gasoline station. As a follow-up to the Phase-I, the Client commissioned a geophysical survey of the exterior area of the former station building. That survey reportedly encountered only a single "anomaly" indicative of a UST at the approximate spot denoted in red on Plate 2, Site Plan Overview.

Underground Tank Removal

According to the City of Tukwila Community Development Department, the property is zoned C/ML, a commercial and light industrial designation.

The property is located in a retail and residential area approximately 2.2 miles north of City Hall in Tukwila, Washington. The approximate location of the site is shown on the Vicinity/Topographic Map, Plate 1, appended herewith.

The subject property consists of an irregularly shaped parcel covering approximately 25,480 square feet of land or approximately 0.58 acres. Improvements to the property include a single-story, wood frame residence enclosing approximately 840 square feet of space with a finished attic which is 340 square feet in extent. The building was reportedly erected in 1942. Additional improvements include a currently vacant former gasoline station building, a detached garage, and five small sheds as well as residential landscaping. The vicinity of the former station building is the focus of this current study. Currently the property is unoccupied.

Site Location

*Borrelli Real Estate Investments, LLC,
June 14, 2013*

A copy of the laboratory report is included as Appendix-A.

Acknowledging the potential for the gasoline to have been leaded gasoline, the two (2) soil samples with the highest concentrations of gasoline were further analyzed for total lead, the results of which are also presented in Table 1. Lead was only detected in one (1) sample at a concentration of 8.2 ppm, which is significantly less than the WDOE's target compliance level of 250 ppm.

Referencing Table 1, three (3) of the five (5) samples were found to contain gasoline range TPH at concentrations above the WDOE's 100 parts per million (ppm) target compliance level. Those concentrations ranged between 270 ppm to 1,000 ppm. No BTX compounds were detected in any of the sample analyzed, which may suggest an older release in which the residual gasoline has significantly "weathered."

Of the previously described samples collected, EAI instructed the laboratory to composite adjacent sidewall samples (north and west wall composited and south and east wall samples composited). As listed in Table 1, the laboratory analyzed five (5) samples for this initial site assessment. All of the selected samples were analyzed for gasoline and BTX compounds by NWTPH-G (gasoline) and EPA 8021B (BTX).

Initial Laboratory Analysis & Results

All soil samples were collected following EPA methodology 5035A, which is intended to minimize the potential loss of volatile organic compounds (VOCs).

As graphically depicted on Plate 3, Site Plan Detailed, discrete soil samples were collected from each sidewall of the excavation at depths of approximately 5 feet, corresponding to the upper fringe of the groundwater seepage zone / soil/groundwater interface. A discrete soil sample was also collected from the base of the excavation directly below the former UST at a depth of approximately 7 feet. An additional soil sample was collected at a depth of 3 feet adjacent to the former dispenser pump to the west of the UST. Finally, a field composite was collected from three (3) separate areas of the temporarily stockpiled overburden soil.

Soils exposed in the tank removal excavation appeared to consist of an upper couple feet of sand-gravel fill, overlying silts and clayey-silts. A gray discoloration was noted in soils exposed along the sidewalls and base of the excavation. A moderate to strong petroleum odor was also noted emanating from the open excavation and from select soil samples from the sidewalls of the excavation. Groundwater seepage was noted through the sidewalls of the excavation at a depth of approximately 5 to 6 feet.

Subsurface Soil Conditions and Sample Collection

Washington State Department of Ecology
Underground Storage Tank Division
3190 - 160th Ave. SE
Bellevue, WA 98008-5452

Acknowledging that a 30-day notice waiver was submitted to the WDOE regarding the subject site UST removal, a copy of this report along with the included tank closure and site assessor checklist should be forwarded to the WDOE by the property / facility owner, so that the WDOE may update their files accordingly.

WDOE Reporting Requirements

The recently completed Phase-1 also identified Shell Oil as the brand of fuel being sold at the former station. The Client may also benefit from seeking the opinion of legal counsel in terms of potentially attempting to recover a portion of cleanup costs from prior owners / facility operations and/or old insurance policies that may have exposure to cleanup liability under Washington State law.

• Following demolition / clearing and grading, perform additional site assessment to deduce the lateral extent of the petroleum impacted soil. Such explorations could be performed by drilling or potentially more cost effectively by excavating numerous shallow "test-pits" with a backhoe. Once the extent of the impact is defined, approaches to and approximate costs for remediation can be developed.

The following tentative recommendations are offered:

Relying upon the results of the observations and testing performed to date, it appears that the former operation of a gasoline station on the subject site has resulted in the environmental impairment of soil and possibly groundwater. Gasoline contaminated soil is confirmed to exist proximal to the removed gasoline UST and also exists in the vicinity of the dispenser pump to the west of the UST location. Further site assessment is warranted to further deduce the extent of impact to soil. It is EAI's understanding that short term plans for the property may include the demolition of the property buildings which may significantly improve site access for performing further site assessment and/or remediation. Acknowledging the observation of groundwater seepage into the UST excavation, further site assessment should also include an initial evaluation of groundwater environmental quality.

Summary Discussion and Conclusions

*Borrelli Real Estate Investments, LLC.
June 14, 2013*

Appendix-B Tank Closure Documents

Appendix-A Laboratory Report

Attachments

- License: 604 (Washington)
- License: 11464 (Oregon)
- License: 876 (California)
- License: 5195 (Illinois)
- License: 0327 (Mississippi)

DON W. SPENCER



Principal

Don W. Spencer, M.Sc., P.G., R.E.A.

License: 1125 (Washington)

Project Manager / Hydrogeologist

Robert B. Roe, M. Sc., LHG.

ROBERT B. ROE



We appreciate the opportunity to be of service on this assignment. If you have any questions or if we may be of additional service, please do not hesitate to contact us.

This report has been prepared for the exclusive use of Borrelli Real Estate Investments, LLC, and their several representatives, for specific application to this site. Our work for this project was conducted in a manner consistent with that level of care and skill normally exercised by members of the environmental science profession currently practicing under similar conditions in the area, and in accordance with the terms and conditions set forth in our proposal PR-33076-1 dated May 23, 2013. The opinions expressed in this report are based upon interpretations, observations and testing made at separated sampling locations and conditions may of course vary between those localities or at other locations, media, or depths. No other warranty, expressed or implied, is made. If new information is developed in future site work that may include excavations, borings, studies, etc., Environmental Associates, Inc., must be retained to reevaluate the conclusions of this report and to provide amendments as required.

Limitations

Borrelli Real Estate Investments, LLC.
June 14, 2013

TABLE 1 - Soil Sampling Results
All results and limits mg/Kg or parts per million (ppm)

Sample Name	Sample Location	Gasoline (TPH)	Benzene	Toluene	Ethylbenzene	Total Xylenes	Total Lead
UST-B-7	Excavation base below UST @ 7 feet	30	<0.02	<0.05	<0.05	<0.15	NA
UST-N-5 / W-5	North & West walls composite @ 5 feet	<10	<0.02	<0.05	<0.05	<0.15	NA
UST-S-5 / E-5	South & East walls composite @ 5 feet	1,000	<0.02	<0.05	<0.05	<0.15	<5
PI-3	Pump Island dispenser @ 3 feet	900	<0.02	<0.05	<0.05	<0.15	8.2
UST-OB	Excavated overburden soil	270	<0.02	<0.05	<0.05	<0.15	NA
Reporting Limit ³		2	0.02	0.05	0.05	0.15	5
WDOE Target Compliance Level ⁴		100 ⁵	0.03	7	6	9	250

- Notes:
- 1 - "ND" denotes analyte not detected at or above listed Reporting Limit.
 - 2 - "NA" denotes sample not analyzed for specific analyte.
 - 3 - "Reporting Limit" represents the laboratory lower quantitation limit.
 - 4 - Method A soil cleanup levels as published in the Model Toxics Control Act (MTCOA) 173-340-WAC.
 - 5 - The MTCOA gasoline TPH cleanup level is 30 ppm for soils with benzene otherwise it is 100 ppm.
 - 6 - The laboratory reports that the sample's chromatographic pattern does not resemble the fuel standard used for quantitation.
 - 7 - Refer to the attached laboratory report for a complete list of other chlorinated volatile organic compounds (cVOCs) tested for.

Bold and Italics denotes concentrations above MTCOA Method A soil cleanup levels.



ENVIRONMENTAL ASSOCIATES, INC.

1380-112th Avenue N.E., Ste. 300
Bellevue, Washington 98004

Job Number: JN 33076-1

Date: May 2013

Plate: 1

VICINITY/TOPOGRAPHIC MAP

Former Gasoline Station
4404 South 133rd Street
Tukwila, Washington

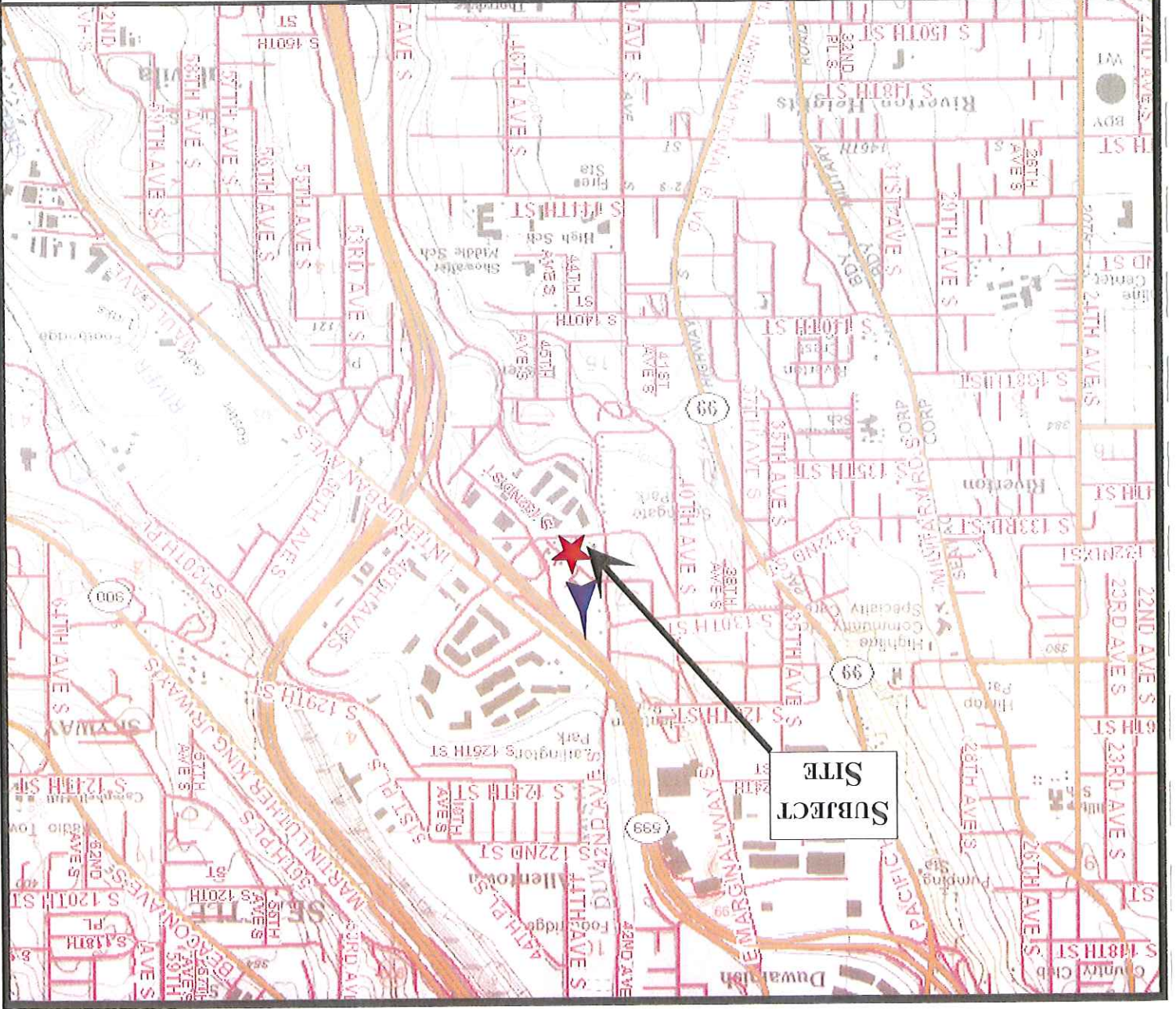
Contour Interval 25 Feet

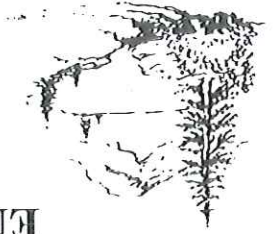


Inferred Direction Of Shallow-Seated Groundwater Flow

Approximate Site Location

LEGEND:





ENVIRONMENTAL ASSOCIATES, INC.

1380 - 112th Avenue N.E., Ste. 300
Bellevue, Washington 98004

Job Number: JN-33076-1

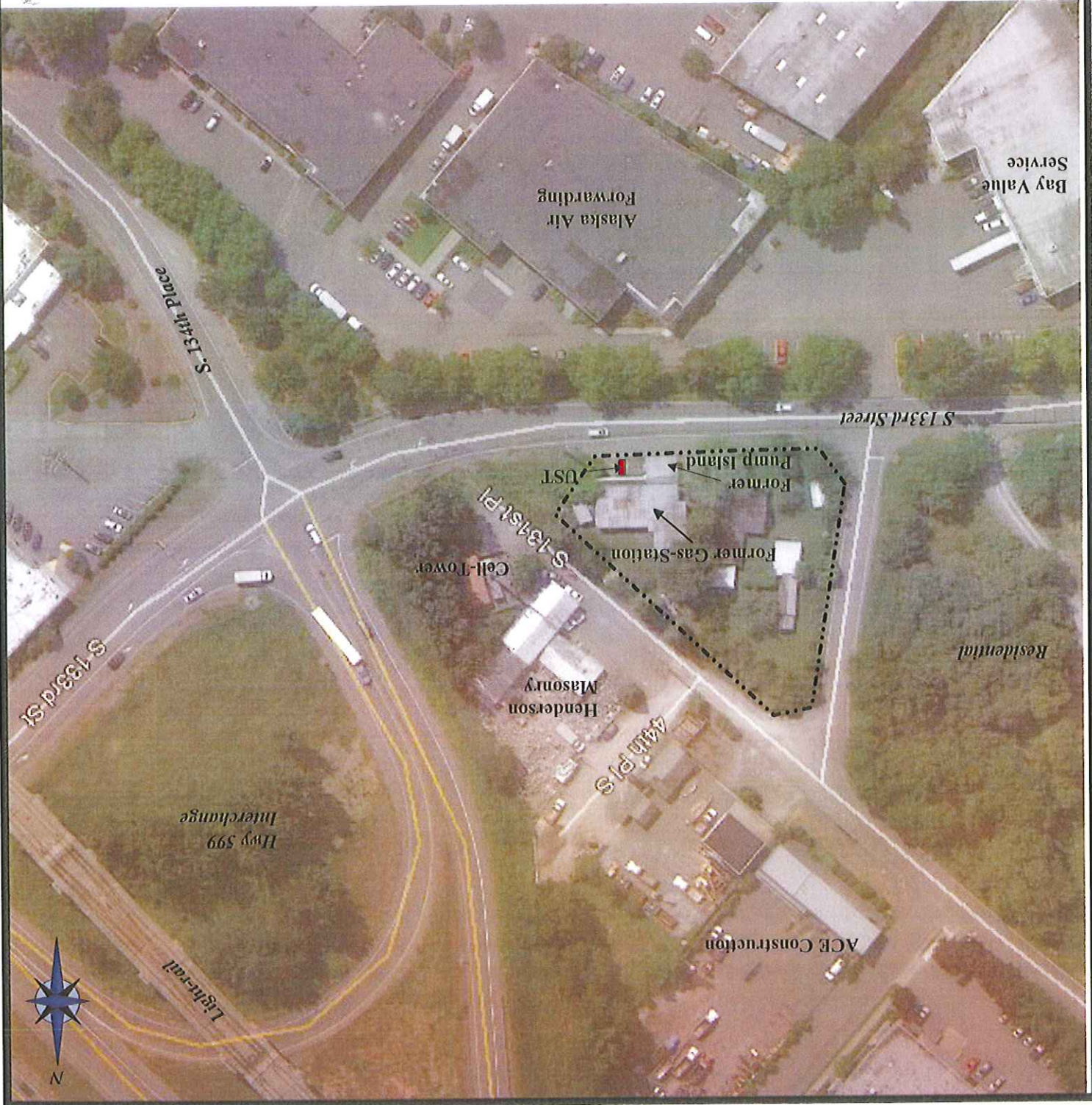
Date: May 2013

Plate: 2

Former Gasoline Station
4404 South 133rd Street
Tukwila, Washington

SITE PLAN OVERVIEW

Groundwater flow direction reported by others.





ENVIRONMENTAL ASSOCIATES, INC.

1380 - 112th Avenue N.E., Ste. 300
Bellevue, Washington 98004

Job Number: JN-33076-1

Date: May 2013

Scale: 1" = 10'

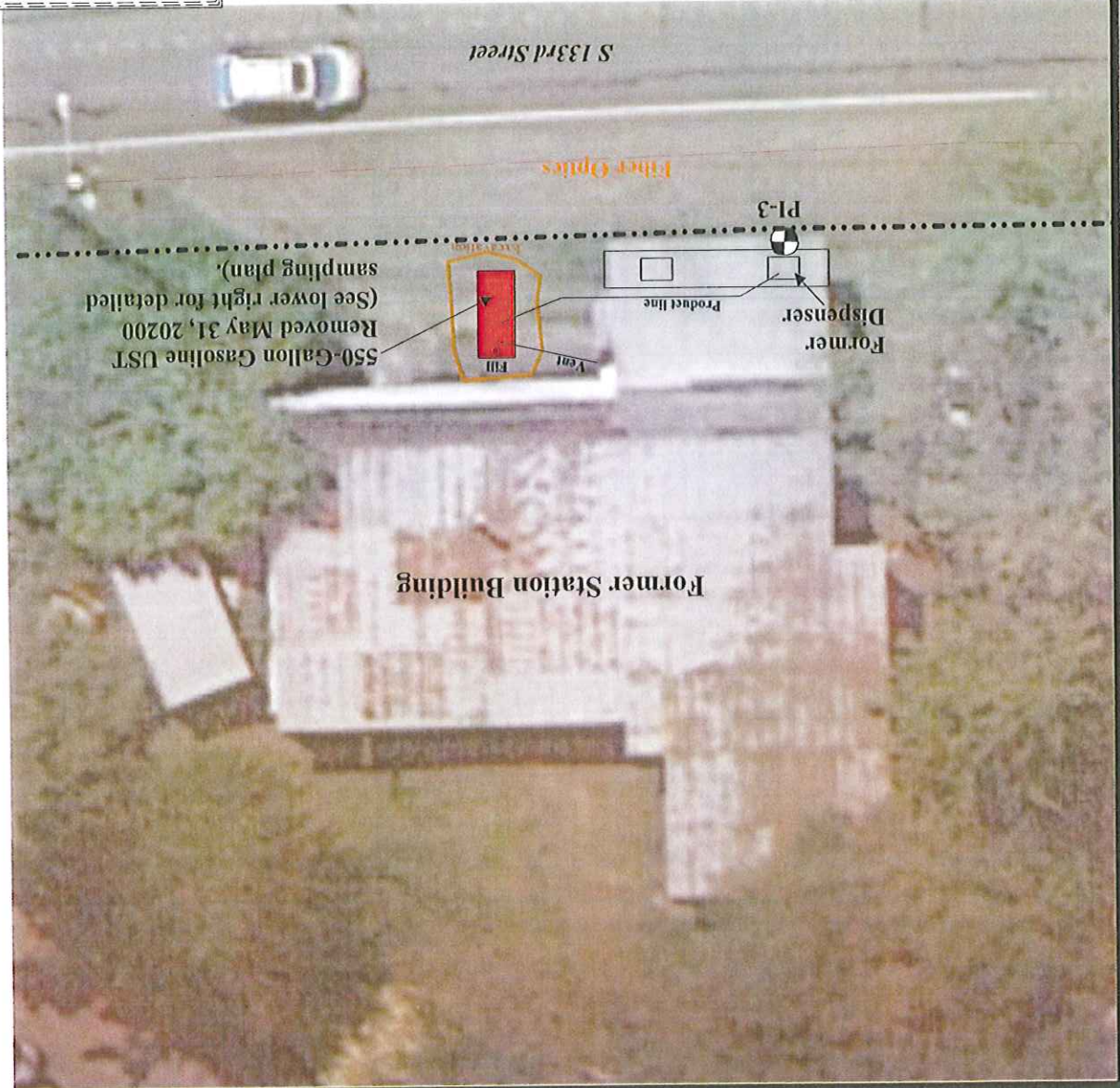
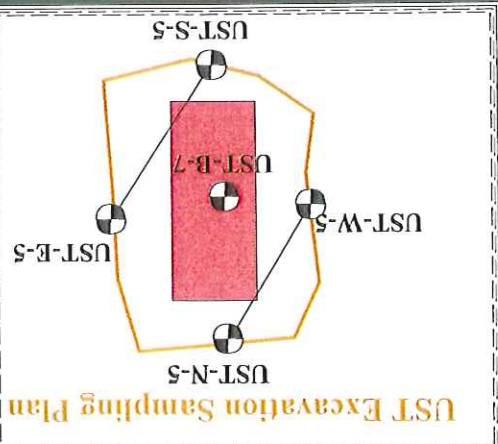
Plate: 3

SITE PLAN DETAILED

Former Gasoline Station
4404 South 133rd Street
Tukwila, Washington

Groundwater flow direction reported by others.

Soil Samples





ENVIRONMENTAL ASSOCIATES, INC.

1380 - 112th Avenue N.E., Ste. 300
Bellevue, Washington 98004

Job Number: JN 33076-1

Date: May 2013

Plate: 4

SITE PHOTOGRAPHS

Former Gasoline Station
4404 South 133rd Street
Tukwila, Washington

Excavation following UST removal. Exposed soils exhibiting gray-discoloration and moderate petroleum-odor. Groundwater seepage observed in side walls of excavation.



Unearthed 550-gallon gasoline UST, awaiting Fire Marshal inspection prior to removal.



Former pump island area.



UST removed from the ground and loaded onto truck for off-site disposal.



Laboratory Reports

APPENDIX -A

June 13, 2013

Robert Roe
Environmental Associates
1380 112th Avenue NE, Suite 300
Bellevue, WA 98004

Dear Mr. Roe:

Please find enclosed the analytical data report for the Borrelli Project in Tukwila, Washington. Soil samples were analyzed for Gasoline by NWTPH-Gx, BTEX by Method 8260, and Pb by Method 6020 on June 7 & 11, 2013.

The results of these analyses are summarized in the attached tables. All soil values are reported on a dry weight basis. Applicable detection limits and QA/QC data are included. An invoice for this work is also enclosed.

ESN Northwest appreciates the opportunity to have provided analytical services to Environmental Associates for this project. If you have any further questions about the data report, please give me a call. It was a pleasure working with you on this project, and we are looking forward to the next opportunity to work together.

Sincerely,

A handwritten signature in black ink that reads "Michael A. Korosec".

Michael A. Korosec
President

ESN NORTHWEST CHEMISTRY LABORATORY

Environmental Associates, Inc
 BORRELLI-TUKWILA PROJECT
 Project # EAI-33076-2
 Tukwila, Washington

ESN Northwest
 1210 Eastside Street SE Suite 200
 Olympia, WA 98501
 (360) 459-4670 (360) 459-3432 Fax
 lab@esnww.com

Analysis of Gasoline Range Organics & BTEX in Soil by Method NWTPH-GX/8260C/5035A

Sample Number	Date	Date	Benzene	Toluene	Ethylbenzene	Xylenes	Gasoline Range Organics	Surrogate
Method Blank	6/3/2013	6/7/2013	nd	nd	nd	nd	nd	113
LCS	6/3/2013	6/7/2013	94%	113%	93%	98%	115%	111
LCSD	6/3/2013	6/7/2013	97%	120%	102%	108%	---	116
UST-B-7	6/3/2013	6/7/2013	nd	nd	nd	nd	30	120
UST-B-7 Duplicate	6/3/2013	6/7/2013	nd	nd	nd	nd	23	116
UST-N-5/W-5 COMP	6/3/2013	6/7/2013	nd	nd	nd	nd	nd	117
UST-S-5/E-5 COMP	6/3/2013	6/7/2013	nd	nd	nd	nd	1000	111
PI-3	6/3/2013	6/7/2013	nd	nd	nd	nd	990	110
UST-OB	6/3/2013	6/7/2013	nd	nd	nd	nd	270	112

Contamination appears to be aged or degraded gasoline.

Reporting Limits

0.02 0.05 0.05 0.15 10

"nd" Indicates not detected at the listed detection limits.
 "Int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE & LCS: 65% TO 135%

ESN NORTHWEST CHEMISTRY LABORATORY

Environmental Associa
BORRELLI-TUKWILA PROJECT
Project # EAI-33076-2
Tukwila, Washington

ESN Northwest
1210 Eastside Street SE Suite 200
Olympia, WA 98501
(360) 459-4670 (360) 459-3432 Fax
lab@esnww.com

Analysis of Total Lead in Soil by Method 6020A/3050B

Sample Number	Date Prepared	Date Analyzed	Lead (Pb) (mg/kg)
Method Blank	6/10/2013	6/11/2013	nd
UST-S-5/E-5 COMP	6/10/2013	6/11/2013	nd
PI-3	6/10/2013	6/11/2013	8.2
Reporting Limit			
			5.0

"nd" Indicates not detected at listed detection limits.

ESN NORTHWEST CHEMISTRY LABORATORY

Environmental Associa
 BORKELLI-TUKWILA PROJECT
 Project # EAI-33076-2
 Tukwila, Washington

ESN Northwest
 1210 Eastside Street SE Suite 200
 Olympia, WA 98501
 (360) 459-4670 (360) 459-3432 Fax
 lab@esnmw.com

QA/QC Data - Analysis of Total Metals in Soil by Method 6020A/3050B

Sample Number: P1-3							
Matrix Spike				Matrix Spike Duplicate			
Spiked Conc. (mg/kg)	Measured Conc. (mg/kg)	Spiked Conc. (mg/kg)	Measured Conc. (mg/kg)	Spiked Conc. (mg/kg)	Measured Conc. (mg/kg)	Spiked Conc. (mg/kg)	Measured Conc. (mg/kg)
Recovery (%)	Recovery (%)	Recovery (%)	Recovery (%)	Recovery (%)	Recovery (%)	Recovery (%)	Recovery (%)
80.9	89.0	110	78.3	85.2	109	1.11	
Lead (Pb)							

Laboratory Control Sample		
Spiked Conc. (mg/kg)	Measured Conc. (mg/kg)	Spiked Conc. Recovery (%)
100	99.9	99.9
Lead (Pb)		

ACCEPTABLE RECOVERY LIMITS FOR MATRIX SPIKES: 80%-120%
 ACCEPTABLE RPD IS 35%

Tank Closure Documents

APPENDIX-B

GLOBAL
Diving & Salvage, Inc.



Underground Storage Tank Decommissioning Certificate

This certificate is provided to document the legal and appropriate decommissioning of underground storage tank(s).

1 - 650 gal Underground Storage Tank

The tanks was legally removed from Tukwila, WA.

Located at 4404 South 133rd Street Tukwila, WA 98168

On June 3, 2013

And legally disposed of at Seattle Iron & Metals.

Should you have any questions regarding this procedure, please call the undersigned.

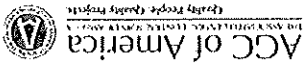
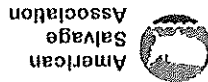
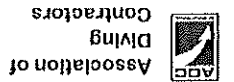
Brian Johnson

Project Manager

206-623-0621 Office

206-930-4043 Mobile

3840 W Marginal Way SW • Seattle, WA 98106 • WWW.GDIVING.COM • 24 Hr: (206) 623-0621 • Fax: (206) 932-9036



JUN 03 2013

PAID

Licensed City Weigher

Weighed by

I, the undersigned, certify that the weights indicated hereon are true and correct.

[Signature]

Net lbs.	560 lb		
Tare lbs.	8670 lb		
Gross lbs.	9230 lb	170-	

Commodity

S

Weighed for:

Global Dining & Salvage

Price

Ticket # 754663

Date 06 03 13 9:13 AM

601 South Myrtle Street Seattle, WA 98108 206-682-0040

SEATTLE IRON & METALS CORP.



Issued under authority of City of Seattle Ord. 7.04.580

Certificate of Weight

T.T.D./P.P.#2

THIS PERMIT MUST BE POSTED ON THE PREMISES MENTIONED ABOVE.

This permit does not take the place of any license required by law and is not transferable. Any change in use or occupancy of premises shall require a new permit.

Fire Marshal

[Signature]

THIS PERMIT IS VALID FOR -NINETY DAYS-

THIS PERMIT IS ISSUED AND ACCEPTED ON CONDITION THAT ALL ORDINANCE PROVISIONS NOW ADOPTED, OR THAT MAY HEREAFTER BE ADOPTED, SHALL BE COMPLIED WITH.

Having made application in due form, and as the conditions, surrounding, and arrangements are, in my opinion, such that the intent of the Ordinance can be observed, authority is hereby given and the PERMIT is granted *To install or remove any flammable or combustible liquid tank per Chapter 34, section 3404 of the International Fire Code?

Borelli Real Estate located at 4404 South 133rd Street

By virtue of the provisions of the International Fire Code adopted by City of Tukwila Ordinance.

Tukwila Fire Department
OPERATIONAL PERMIT

AUG 03 2013

PAID

Licensed City Weigher

Weighed by

I, the undersigned, certify that the weights indicated hereon are true and correct.

Net lbs. 1404

Tare lbs. 9670

Gross lbs. 9230

S

Commodity

Price

Weighed for:

Global Diving & Salvage

Ticket #

754663

Date

06 03 13 9:11 AM

601 South Myrtle Street Seattle, WA 98108 206-682-0040



SEATTLE IRON & METALS CORP.

Issued under authority of City of Seattle Ord. 7.04.580

Certificate of Weight

T.F.D./R.P.#2

THIS PERMIT MUST BE POSTED ON THE PREMISES MENTIONED ABOVE.

This permit does not take the place of any License required by law and is not transferable. Any change in use or occupancy of premises shall require a new permit.

Fire Marshal signature

THIS PERMIT IS VALID FOR -NINETY DAYS-

THIS PERMIT is issued and accepted on condition that all Ordinance provisions now adopted, or that may hereafter be adopted, shall be complied with.

having made application in due form, and as the conditions, surroundings, and arrangements are, in my opinion, such that the intent of the Ordinance can be observed, authority is hereby given and the PERMIT is granted.*To install or remove any flammable or combustible liquid tank per Chapter 34, section 3401 of the International Fire Code*

Borelli Real Estate located at 4404 South 133rd Street

By virtue of the provisions of the International Fire Code adopted by City of Tukwila Ordinance,

Tukwila Fire Department OPERATIONAL PERMIT

705A AGG SEATTLE 4002 WEST MARGINAL WAY SW
 5/31/2013 7:18:44 A SEATTLE, WA 981061208

NO: 734134
 Copy
 CALPORTLAND

Customer: 1004437 GLOBAL DIVING & SALVAGE INC
 Project: 14237 AGG - 2013 PICKED UP
 P.O.: 33711 Job Number: 33711
 Product: 8128 GRAVEL BORROW

DELIVERY TOTALS
 TODAY PROJECT
 LOAD 1 238.71
 QTY 14.63

Deliv To: 4002 W MARGINAL WAY SW

Webmaster:

WEBB, JUDY

SEATTLE WA

DATE	SOURCE	lbs	Tons	TNE	Gross
5/31/2013 7:18:46 AM	Seattle Agg	54,300	27.15	24.63	
4/29/2013 7:54:51 AM	MAN VET	25,040	12.52	11.36	Tare
		29,260	14.63	13.27	Net

Hauler: 999 FOB PICKUP
 Truck: ACT95 ACTIVE ENVIRONMENTAL
 RECD BY DATE

PRODUCT	AMOUNT
PRODUCT	\$0.00
FREIGHT	\$0.00
ENV FEE	\$0.00
TAX	\$0.00
TOTAL	\$0.00

705A AGG SEATTLE 4002 WEST MARGINAL WAY SW
 5/31/2013 7:18:44 A SEATTLE, WA 981061208

NO: 734134
 Copy
 CALPORTLAND

Customer: 1004437 GLOBAL DIVING & SALVAGE INC
 Project: 14237 AGG - 2013 PICKED UP
 P.O.: 33711 Job Number: 33711

DELIVERY TOTALS
 TODAY PROJECT
 LOAD 1 15

Robert B. Roe



Installer
 Decommissioner
 Site Assessor

ENVIROMENTAL ASSOCIATES LLC
 Robert Roe, LHG
 Certified Service Provider Name
 License # 1125
 ICC Certification #

Contact Person: Rob Roe
 Contact Phone Number: 425-455-9025
 Contact Email Address: TRC@environmentalassociatesinc.com

2) SERVICE PROVIDER INFORMATION (REQUIRED IF USING MORE THAN ONE PROVIDER) - check the appropriate boxes

Installer
 Decommissioner
 Site Assessor

Global Diving / Summit
 Service Provider Company Name
 Certified Service Provider Name: 1044858
 ICC Certification #

Contact Person: Chris Stokes
 Contact Phone Number: 206-730-9367
 Contact Email Address: CSTOKES@globaldiving.com

1) SERVICE PROVIDER INFORMATION - check the appropriate boxes

PLEASE NOTE: INDIVIDUALS PERFORMING UST SERVICES MUST BE ICC CERTIFIED OR HAVE PASSED ANOTHER QUALIFYING EXAM APPROVED BY THE DEPARTMENT OF ECOLOGY.

Tank ID	Substance	Capacity	Date Project Is Expected to Begin	Comments
905	SOC	500	5-23-2013	Tank has been abandoned in 1970; found during geo. survey.

TANK INFORMATION

Tag or UBI number: TRAC Projects
 Department of Ecology
 UST owner/operator: TRAC Projects

Site Name: 4404 S. 133rd St.
 Site Physical Address: Tukwila, WA 98168
 City: Tukwila, WA
 Zip Code: 98168

Site Phone Number: Cell - 206-963-3682
 City: Tukwila, WA
 Zip Code: 98168

Owner/Operator Phone Number: 206-431-1234
 City: Tukwila, WA
 Zip Code: 98168

Owner/Operator Email Address: Joe B. Triarc projects.com
 Mailing Address/PO Box: TRAC Projects, 3028 Interurban Ave S., Tukwila, WA 98168

OWNER INFORMATION

HQ (360)407-1710 / Central (509)575-1300 / Eastern (509)329-3400 / Northwest (425)649-7000 / Southwest (360)407-6300
 (this form will be returned to this address)

FOR OFFICE USE ONLY

Site ID # _____

FS ID # _____

DEPARTMENT OF ECOLOGY
 State of Washington

UNDERGROUND STORAGE TANK (UST)
 30-DAY NOTICE

Please check the appropriate box:

Intent to Install
 Intent to Close

(See back of form for instructions)

NR-King

RECEIVED

MAY 24 2013

Underground Storage Tank (UST) ID # (if known) or TAG # (if applicable): N/A

Full Site Address: 4404 S. 133rd St.

Owner/Operator: Barrell Real Estate Investments - Joe Barrell

Contact Phone #: 206-963-3682

Waiver Requested for 30 Day Notice to: DECOMMISSION (Circle one or both)
 INSTALL

Person and Company Submitting Request: Chris Stokes - Global Drilling & Seilage

Contact Phone #: 206-623-0621

Reason for Submitting Request: ENVIRONMENTAL HAZARD OTHER (Circle all that apply)
 HEALTH HAZARD

Explain Reason: Financial Hardship

Date Request Submitted: 5-24-2013

Date and Time of Construction: a.s.a.p.

For all that apply	Name	Contact Phone Number	ICC Certification Number
	Chris Stokes	206-730-9367	10448
DECOMMISSIONER			
INSTALLER			
SITE ASSESSOR	Robert Roe	(425) 455-9025	LHG: 1125



Completed 30 Day Notice Attached to Waiver Request Form? YES (Circle one)
 NO

Department of Ecology Response to Request (to be completed by UST Inspector):

WAVIER GRANTED
 WAIVER DENIED

UST Inspector: _____
 Signature and Date: _____

THIS WAIVER REQUEST FORM AND THE 30-DAY NOTICE SHALL REMAIN ON SITE DURING INSTALLATION/DECOMMISSIONING RELATED ACTIVITIES

RECEIVED

Department of Ecology
 Toxics Cleanup Program
 MAY 24 2013



UNDERGROUND STORAGE TANK Closure and Site Assessment Notice

See back of form for instructions

Please check the appropriate box(es)
 Permanent Tank Closure Change-In-Service Temporary Tank Closure Site Check/Site Assessment

FOR OFFICE USE ONLY

Site ID #: _____

Facility Site ID #: _____

Site Information

Site ID Number _____
 (Available from Ecology if the tanks are registered)

Site/Business Name Triarc Projects
 Street 4404 S. 133rd St

City/State Tukwila, WA 98168
 Zip Code _____
 Telephone (206) 963-3682

Owner Information

UST Owner/Operator Triarc Projects/Borelli Real Estate Investments
 Mailing Address 13028 Interurban Ave S.
 Street _____

City/State Tukwila WA 98168
 Zip Code _____
 Telephone (206) 431-1234

Tank Closure/Change-In-Service Company

Service Company Global Diving & Salvage
 Certified Supervisor Chris Stokes
 Decommissioning Certification No. 1044858
 Date _____

Supervisor's Signature

3840 West Marginal Way SW
 Street _____
 City Seattle WA
 P.O. Box _____
 Zip Code 98106
 Telephone (206) 623-0621

Site Check/Site Assessor

Certified Site Assessor Robert Roe / Environmental Associates, Inc
 Address 1380 - 112th Ave NE, Suite 300
 Street Bellevue WA
 P.O. Box _____
 Zip Code 98004
 Telephone (425) 455-9025

Tank Information

Tank ID	<u>1</u>
Closure Date	<u>5/31/2013</u>
Closure Method	<u>Removed</u>
Tank Capacity	<u>550</u>
Substance Stored	<u>gasoline</u>
Check unknown if no obvious contamination was observed and sample results have not yet been received from analytical lab.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If contamination is present, has the release been reported to the appropriate regional office?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Contamination Present at the Time of Closure

To receive this document in an alternative format, contact the Toxics Cleanup Program at 360-407-7170 (voice) or 1-800-833-6388 OR 711 (TTY)

AFTER COMPLETING THIS FORM, RETURN TO:

TOXICS CLEANUP PROGRAM
DEPARTMENT OF ECOLOGY
P.O. BOX 47655
OLYMPIA, WA 98504-7655

Instructions

Please Read Carefully

This form is to be completed by the tank owner and submitted to Ecology within 30 days of tank closure. Mark the appropriate box(es) for temporary tank closure, permanent tank closure, change-in-service, or site assessment.

Permanent Closure and Change-In-Service require a site assessment be performed.

Site and Owner Information

Fill in the site and owner information. Include the Ecology site number, if known; also, be sure to provide telephone numbers so that any problems can be resolved quickly. The tank owner MUST sign this form.

Tank Closure/Change-In-Service Company and Site Check/Site Assessor

List the closure company and fill in the site assessor information for permanent closure or change-in-service. Ask to see the closure company supervisor's ICC Certification and make sure that the certified supervisor signs this form.

Please note: Individuals performing services MUST be certified by the International Code Council (ICC), or other nationally recognized association by which they demonstrate appropriate knowledge pertaining to USTs or have passed another qualifying exam approved by the Department.

Tank Information and Contamination Present at Time of Closure

Please fill in the tank information requested using tank ID numbers previously reported to Ecology. In the column entitled "Closure Method," indicate what manner of closure was used, such as closure in place or removal. Check the appropriate box(es) indicating if contamination is present and has been reported. Contamination found or suspected at the site must be reported to the appropriate Ecology regional office within 24 hours [see below for telephone numbers]. If contamination is confirmed, a site characterization report must be submitted to the regional office within 90 days; if contamination is not confirmed, then this form, a site assessment checklist, and a site assessment report must be submitted to the above address within 30 days.

Central	(509) 575-2490	Eastern	(509) 329-3400	Southwest	(360) 407-6300	Northwest	(425) 649-7000
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The following tanks are exempt from notification requirements:

- ❖ Farm or residential tanks, 1,100 gallons or less, used to store motor fuel for personal or farm use only. The fuel must not be for resale or used for business purposes.
- ❖ Tanks used for storing heating oil that is used on the premises where the tank is located.
- ❖ Tanks with a capacity of 110 gallons or less.
- ❖ Equipment or machinery tanks such as hydraulic lifts or electrical equipment tanks.
- ❖ Emergency overflow tanks, catch basins, or sumps.

For more information, call toll free in the state of Washington 1-800-826-7716 (Message).

**UNDERGROUND STORAGE TANK
Site Check/ Site Assessment Checklist**



FOR OFFICE USE ONLY

Site #:
Facility Site ID #:

INSTRUCTIONS

When a release has not been confirmed and reported, this Site Check/ Site Assessment Checklist must be completed and signed by a person certified by ICC or a Washington registered professional engineer who is competent, by means of examination, experience, or education, to perform site assessments. The results of the site check or site assessment must be included with this checklist. This form must be submitted to Ecology at the address shown below within 30 days after completion of the site check/site assessment.

SITE INFORMATION: Include the Ecology site ID number if the tanks are registered with Ecology. This number may be found on the tank owner's invoice or tank permit.

TANK INFORMATION: Please list all tanks for which the site check or site assessment is being conducted. Use the owner's tank ID numbers if available, and indicate tank capacity and substance stored.

REASON FOR CONDUCTING SITE CHECK/SITE ASSESSMENT: Please check the appropriate item.

CHECKLIST: Please initial each item in the appropriate box.

SITE ASSESSOR INFORMATION: This information must be signed by the registered site assessor who is responsible for conducting the site check/site assessment.

Underground Storage Tank Section
Department of Ecology
PO Box 47655
Olympia WA 98504-7655

SITE INFORMATION

Site ID Number (Available from Ecology if the tanks are registered):
Site/Business Name: TRHC Projects / Borrelli Real Estate Investments
Site Address: 4404 S. 133rd St Tukwila WA
City: Tukwila State: WA Zip Code: 98168
Telephone: (206) 983-3682

TANK INFORMATION

Tank ID No. 1
Tank Capacity 550
Substance Stored gasoline

REASON FOR CONDUCTING SITE CHECK/SITE ASSESSMENT

Check one:

- Investigate suspected release due to on-site environmental contamination.
- Investigate suspected release due to off-site environmental contamination.
- Extend temporary closure of UST system for more than 12 months.
- UST system undergoing change-in-service.
- UST system permanently closed with tank removed.
- Abandoned tank containing product.
- Required by Ecology or delegated agency for UST system closed before 12/22/88.
- Other (describe):

If you need this publication in an alternate format, please contact Toxics Cleanup Program at (360) 407-7170. For persons with a speech or hearing impairment call 711 for relay service or 800-833-6388 for TTY.

ROBERT B. ROE

Signature of Person Registered with Ecology

Date

6/12/2013

I hereby certify that I have been in responsible charge of performing the site check/site assessment described above. Persons submitting false information are subject to penalties under Chapter 173.360 WAC.



City

Belleme

State

WA

Zip Code

98004

Street

1380 - 112th Ave NE, Suite 300

Telephone: (425) 455-9025

Person registered with Ecology

Robert Roe

Firm Affiliated with

Environmental Associates, Inc.

SITE ASSESSOR INFORMATION

CHECKLIST	
Each item of the following checklist shall be initiated by the person registered with the Department of Ecology whose signature appears below.	YES NO
1. The location of the UST site is shown on a vicinity map.	PR
2. A brief summary of information obtained during the site inspection is provided. (see Section 3.2 in site assessment guidance)	PR
3. A summary of UST system data is provided. (see Section 3.1.)	PR
4. The soils characteristics at the UST site are described. (see Section 5.2)	PR
5. Is there any apparent groundwater in the tank excavation?	PR
6. A brief description of the surrounding land use is provided. (see Section 3.1)	PR
7. Information has been provided indicating the number and types of samples collected, methods used to collect and analyze the samples, and the name and address of the laboratory used to perform the analyses.	PR
8. A sketch or sketches showing the following items is provided:	
- location and ID number for all field samples collected	PR
- groundwater samples distinguished from soil samples (if applicable)	PR
- samples collected from stockpiled excavated soil	PR
- tank and piping locations and limits of excavation pit	PR
- adjacent structures and streets	PR
- approximate locations of any on-site and nearby utilities	PR
9. If sampling procedures different from those specified in the guidance were used, has justification for using these alternative sampling procedures been provided? (see Section 3.4)	NA
10. A table is provided showing laboratory results for each sample collected including: sample ID number, constituents analyzed for and corresponding concentration, analytical method and detection limit for that method.	PR
11. Any factors that may have compromised the quality of the data or validity of the results are described.	NA
12. The results of this site check/site assessment indicate that a confirmed release of a regulated substance has occurred.	PR